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For the attention of: Ms H. Leach – Case Officer
Bury Council

[By email: development.control@bury.gov.uk]

6 July 2026

Dear Ms Leach

Re: Application 73280

Application to part discharge condition 4 (remediation strategy), condition 6 (safe site declaration) and condition 8 (community use agreement) on planning permission 72502 at Star Radcliffe Academy, Spring Lane, Radcliffe, M26 2SZ

Thank you for your notification of 22 June 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above application.

The Coal Authority response:

Our particular interest in planning permission 72502 lies with coal mining legacy related Conditions 5 and 6, which state:

5. *Proposed areas of hardstanding located within the Coal Authority Development High Risk Area, including access roads and vehicle parking, shall be constructed with appropriate geogrid reinforcement to protect the development from the effects of potential land instability derived from any shallow coal mine workings present, as outlined in Section 10.2 of the supporting Phase II Geo-Environmental Assessment Report. These measures shall be carried out in accordance with authoritative UK guidance.*
6. *Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in*

writing. This document shall confirm that the mitigation measures necessary to address the risks posed by past coal mining activity have been implemented in full.

We understand from the application form that the applicant is seeking the partial discharge of Condition 6 in relation to the 'phase 1 area' of the site only and has submitted a Remediation Validation Report (May 2026, prepared by Brownfield Solutions Ltd) for consideration by the LPA in this regard. The report advises that the site has been split into two phases for the purposes of planning handover, as shown on the Whole Site Plan (Drawing no. FS1013-ALA-EX-ZZ-D-L-000-P20) included in the Drawings section.

Section 5.10 of the report confirms that appropriate geogrid and geotextile have been incorporated beneath the access road and car park areas, the specification for which has taken into consideration authoritative UK guidance contained in CIRIA C758 *Abandoned mine workings manual*. It advises that 'As of May 2026, the installation of the geogrid is ongoing, this report only covers the geogrid installation within the Phase 1 handover area.'

The wording of Condition 6 does not appear to allow for its partial discharge in relation to different phases of development. Nevertheless, should the LPA be satisfied that this is possible, based on the information submitted and the professional opinions contained therein, the Coal Authority's Planning & Development would have no objection to the partial discharge of Condition 6 in terms of coal mining legacy related land instability matters in respect of the phase 1 area of the development.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

James Smith

James Smith BSc. (Hons), Dip.URP, MRTPI
Planning and Development Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or

new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.